

[Your firm name and logo]

[Donor name]

[Donor address]

[Donor phone]

[Date]

To: [Lender name]

Borrower: [Borrower name]

Property: [Property address]

Loan number: [Loan number, if known]

To whom it may concern,

Gift amount and date

I, [Donor name], am giving [Borrower name] a gift of \$[Gift amount] toward the purchase of the property above. The money was given, or will be given, on [Transfer date].

Relationship

I am the [relationship, for example mother, uncle or grandparent] of [Borrower name].

No repayment

This is a gift. No repayment is expected or required, in money or in services, now or in the future. It is not a loan, and no one has agreed to pay it back.

Source of funds

The money comes from my own account at [Bank name], account ending in [last four digits].

Transfer method

The money is sent by [wire to the closing agent / transfer to the borrower's account / check payable to the closing agent].

No interest in the sale

I am not the builder, the developer, the real estate agent, or any other party with an interest in this sale, and I am not tied to any of them.

Related seller (use instead of the clause above) (optional)

I am the seller of the property and the borrower's [relationship]; I have no tie to the builder, developer, real estate agent or any other interested party.

Trust or estate (optional)

The gift is paid from [name of the trust or estate account], which I control as [trustee / executor].

Shared residence (optional)

I have lived with [Borrower name] for the past 12 months and will live with them in the new home as our principal residence.

Donor signature: _____ Date: _____

[Donor name]

Borrower signature: _____ Date: _____

[Borrower name]